

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 26, 2021**

NEW BUSINESS

21-ZONE-0058

Request:	Change in zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, and Variances and Waiver
Project Name:	Poplar Level Road Contractors Shops
Location:	4636 Poplar Level Road
Owner(s):	High Bridge Development LLC
Applicant:	High Bridge Development LLC
Representative:	BTM Engineering
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Dante St. Germain, AICP, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:18:10 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds the case is ready for a public hearing.

The following spoke in favor of this request:

Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Louis Senn, 10801 Electron Drive Suite 102, Louisville, KY 40299

Summary of testimony of those in favor:

00:22:40 Chris Brown went into more detail on the requests, the site, and the development (see video for detailed presentation.)

Commissioner Brown asked about the R-7 parcel and if there was ever an R-7 development plan. Chris Brown said it was pre-plan certain.

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Commissioner Howard asked if the variances are because of the R-4 zoning or the R-7 zoning. Dante St. Germain responded that it was both. Commissioner Howard asked if this was because they are closer than 200 feet on the east and west. Dante St. Germain said it was not 200 feet, it's because there is a non-residential to residential setback requirement that is different for loading versus not loading. It's not loading on the west but loading on the east.

Louis Senn stated that he is apart of the property across the street and they are in support of this development.

00:30:50 Commissioners' deliberation

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the **September 16, 2021** Planning Commission public hearing.